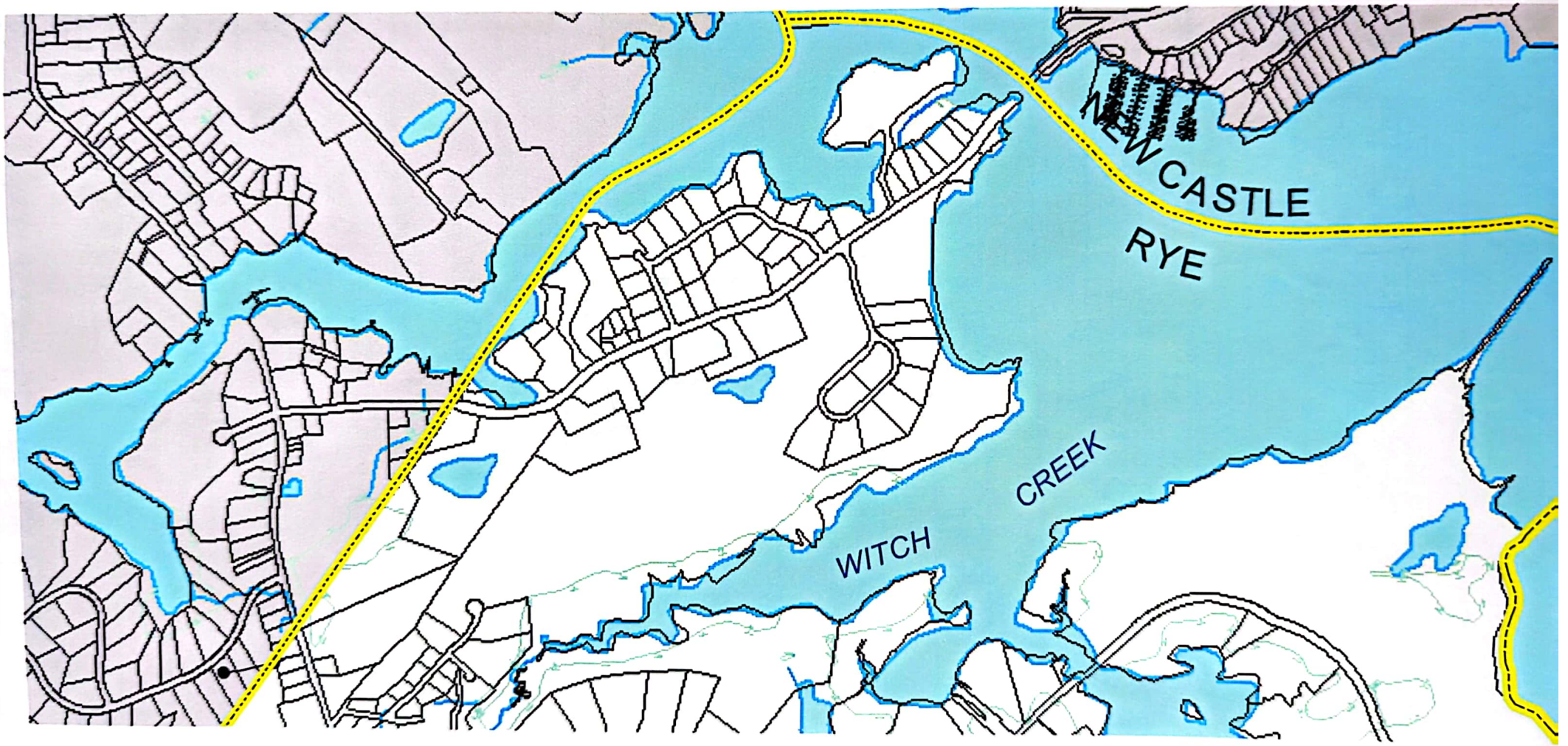
Teri@portsmouthmediation.com 3/18/10

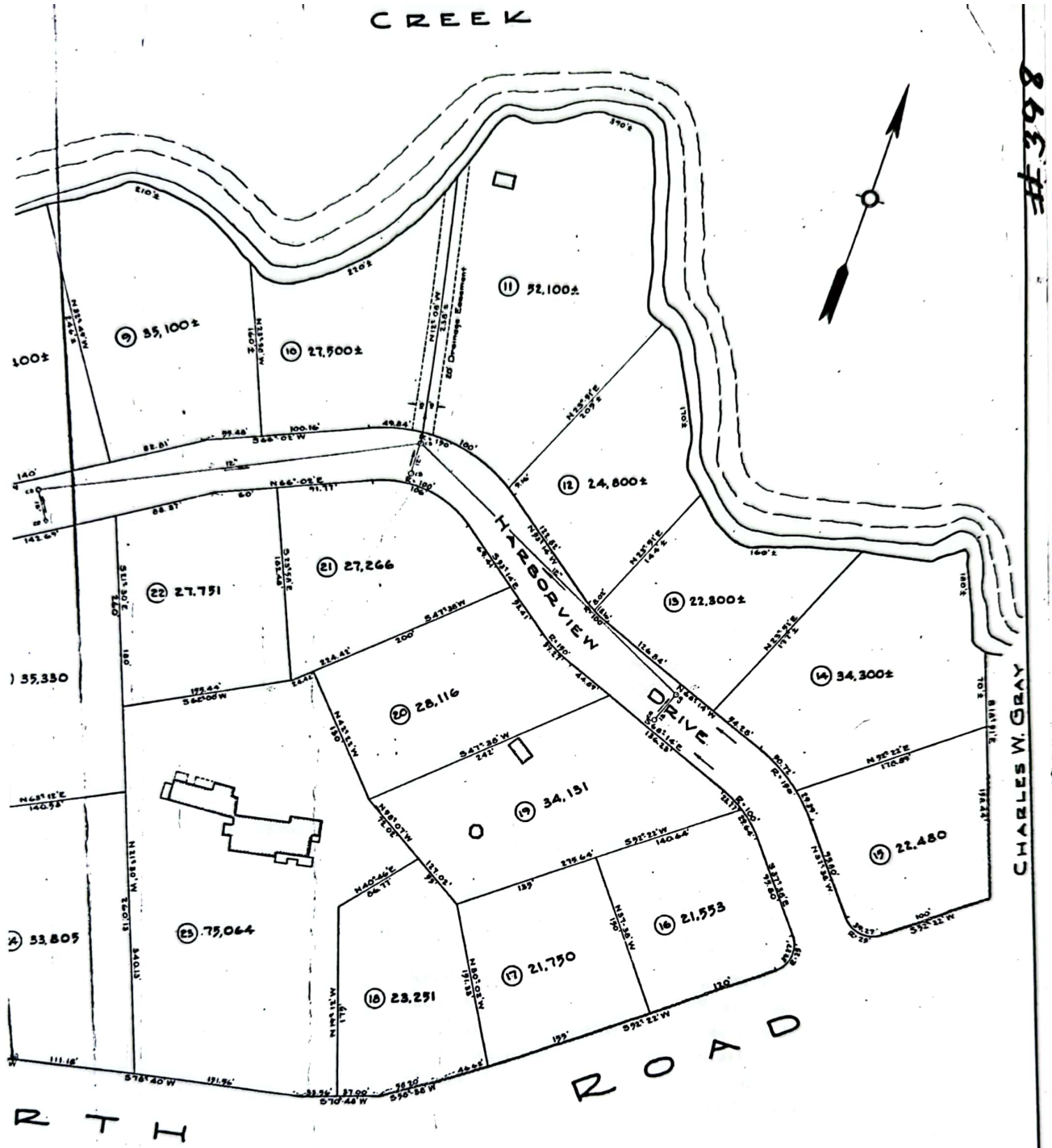
cell 498-9191
office 570-4862 office

Terri Morrisse ≠ home 501-0690
soon to take her
maiden name
Maguire

12 Harbor View
up on the hill
in house 9 years
3 Bedrooms
2 kids
Dick's septic
pending - probably built 70's
chamber system failed
$800 - 1000 + $100
+ 300 state + 100 town + backhoe

+ Media for
for state of NH


NEW CASTLE
RYE
WITCH
CREEK




# PLAN OF "HARBORVIEW ESTATES" RYE, NEW HAMPSHIRE

SCALE: 1 IN. = 40 FT.

MAY 1964
REVISED NOV. 1964

JOHN W. DURGIN
CIVIL ENGINEERS

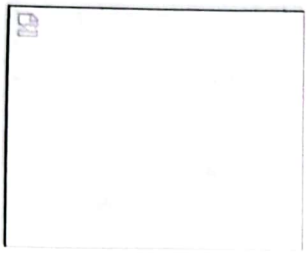
DEC 1 5 1964

#398 Sheet 2 of 2

RtR Dec 16'64 Drawer IV Section J #398

http://data.visionappraisal.com/RyeNH/print.asp?pid=880

Powered by Vision Appraisal Technology



| | |
|---|---|
| **MBLU :** | 024/ 051/ / / / |
| **Location:** | 12 HARBORVIEW DRIVE |
| **Owner Name:** | ATLANTIC VIEW REALTY TRUST |
| **Account Number:** | 000880 |

3768-2105
Scott = trustee

## Parcel Value

| Item | Assessed Value |
|---|---|
| Buildings | 578,000 |
| Xtra Bldg Features | 3,000 |
| Outbuildings | 0 |
| Land | 437,800 |
| **Total:** | **1,018,800** |

## Owner of Record

ATLANTIC VIEW REALTY TRUST
MORRISSE SCOTT E TRUSTEE
1500A LAFAYETTE ROAD SUITE 400
PORTSMOUTH, NH 03801

## Ownership History

| Owner Name | Book/Page | Sale Date | Sale Price |
|---|---|---|---|
| ATLANTIC VIEW REALTY TRUST | 3514/0014 | 10/25/2000 | 635,000 |

## Land Use

| Land Use Code | Land Use Description |
|---|---|
| 1010 | SINGLE FAM MDL-01 |

## Land Line Valuation

| Size | Zone | Assessed Value |
|---|---|---|
| 0.65 AC | SRES | 437,800 |

## Construction Detail

Building # 1

| | | |
|---|---|---|
| **STYLE** Modern/Contemp | **MODEL** Residential | **Grade:** Good +25 |
| **Stories:** 2 Stories | **Occupancy** 1 | **Exterior Wall 1** Stucco on Wood |
| **Roof Structure:** Shed | **Roof Cover** Asph/F Gls/Cmp | **Interior Wall 1** Drywall/Sheet |
| **Interior Flr 1** Hardwood | **Interior Flr 2** Carpet | **Heat Fuel** Gas |
| **Heat Type:** Forced Air-Duc | **AC Type:** Central | **Total Bedrooms:** 03 |
| **Total Bthrms:** 2 | **Total Half Baths:** 1 | **Total Rooms:** 8 |
| **Bath Style:** Modern | **Kitchen Style:** Above Avg | |

## Building Valuation

| | | |
|---|---|---|
| **Living Area:** 3,761 square feet | **Replacement Cost:** 664,365 | **Year Built:** 1979 |
| **Depreciation:** 13% | **Building Value:** 578,000 | |

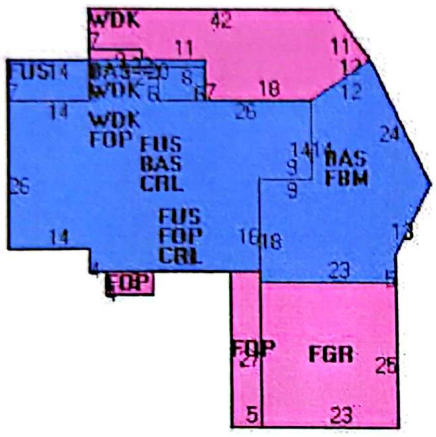
## Extra Features

| Code | Description | Units |
|---|---|---|
| FPL1 | FIREPLACE 1 ST | 1 UNITS |

## Outbuildings

| Code | Description | Units |
|---|---|---|
| No Outbuildings | | |

## Building Sketch




## Subarea Summary

| Code | Description | Gross Area | Living Area |
|---|---|---|---|
| BAS | First Floor | 2183 | 2183 |
| CRL | Crawl Space | 1480 | 0 |
| FBM | Basement, Finished | 731 | 0 |
| FGR | Garage,Framed | 575 | 0 |
| FOP | Porch, Open | 233 | 0 |
| FUS | Upper Story, Finished | 1578 | 1578 |
| WDK | Deck, Wood | 586 | 0 |

Stockton Services
PO Box 1306
Hampton, NH 03843-1306

# Test Pit Report

Date: April 2, 2010

Owner: Teri Morrisse

Locus: 12 Harbor View Drive, Rye, NH
Previous Approval #78853

Present:

Anne W. Bialobrzeski Designer #348
Chris Thompson (Chris-Co Construction)
Susan Labrie (Town of Rye)
Teri Morrisse (owner)

Test Pit Location: immediately adjacent to leach field.

Test Pit Data:

| | |
|---|---|
| 0 –4" | loam and root mat, granular friable |
| 4 -60" | 10YR6/4 clean fine sand |
| 60-66" | 10YR4/6 gravelly fine sandy loam, firm in place, mottled |

ESHWT @ 60", no observed water, no refusal

Estimated bottom of existing chambers @ 25-30", Test Pit elevation approx 3" lower than exis grade at leach field, e.g. SHWT determined to be at least 33-38" below bed bottom. No streams, lakes, ponds, or tidal waters within 75' of existing system. No wells within 75'.

OK TO REPLACE IN KIND.

Anne W. Bialobrzeski
Designer #348

Reviewed Town file 3/30/10

Lot 20
RCRD 398

SAVE DESIGN TO CHRIS